

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 16, 2001, Conference Room #106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; Terry Young absent. Jenni McHale, Historic Preservation intern. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held July 19, 2001. Motion for approval made by McKee, seconded by Francis. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda, to address the Commission. Terri Jo Dahlquist appeared for public hearing item no. 6 and requested to speak.

APPLICATION BY TERRI JO DAHLQUIST FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 817 "R: STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

August 16, 2001

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Ms. Dahlquist presented the Commission with a sample of the fabric for the proposed awning at her shop, Crescent Moon Coffee. The awning will have the name of the store, there will not be a logo. Their awning will be a smaller version of the Del Ray Ballroom awning.

No one else appeared and public hearing was closed.

ACTION:

August 16, 2001

McKee moved approval of the awning as presented, seconded by Helwig.

McKee inquired if Ed Zimmer believes this awning to be in good proportion with the Del Ray awning. Mr. Zimmer believes this awning is shallower than the Del Ray Ballroom.

Motion for approval carried 5-0; Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

APPLICATION FOR NEIGHBORHOODS, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK ON N. 26TH STREET (NORTH 42'8" OF LOT M, HAWLEYS ADDITION) IN THE HAWLEY LANDMARK DISTRICT

PUBLIC HEARING:

August 16, 2001

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Mr. Zimmer explained that last year, the City Council extended the Design Standards to cover existing neighborhoods within the City. Those standards are the Neighborhood Design Standards. This application has been reviewed and meets the design standards and the landmark district guidelines, both.

Mr. Zimmer presented slides of the property. Neighborhoods, Inc proposes to erect a house on a vacant lot in the Hawley Landmark District.

Helwig wondered who would be doing the construction. Paul Sayer from Neighborhoods, Inc. responded that this will be built by Lincoln High School students.

No one else appeared and public hearing was closed.

ACTION:

August 16, 2001

Walker moved approval, seconded by Francis. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren abstaining; Young absent.

**APPLICATION BY DAVIS DESIGN ON BEHALF OF FIRST PLYMOUTH
CONGREGATIONAL CHURCH FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 2000 "D" STREET IN THE MOUNT EMERALD LANDMARK DISTRICT
PUBLIC HEARING:** **August 16, 2001**

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Mr. Zimmer presented slides of the property. The current stairs are a re-build from about 20 years ago.

Lynn Jones from Davis Design stated that they are trying to find a system for the new stairs that will give them a little more longevity. The current pre-cast is cracking and providing some problems. The proposed system is a one piece system with more resistance to weather. The Commission was concerned last week about the appearance and shadow line of the stairs. They also looked at what would happen if they went to a different material. They looked at pre-cast and granite. Mr. Jones presented drawings of the proposed red granite material. This is the same material used for the column barium. He also presented drawings of the proposed pre-cast.

McKee wondered about the cost of the granite as opposed to the pre-cast. Mr. Jones replied that they are still waiting on some numbers for the cost of the granite. It could be cost prohibitive.

Ripley observed that the way the stairs used to be, and the one step system that they are proposing, is less of an issue than the shadow line.

Mr. Jones noted that they have not had a lot of success with using color in concrete. The buff color has not been bad because it is a natural part of the cement. A color as an additive is subject to fading, chemicals used for de-icing, etc.

Berggren wondered what the granite would require for de-icing. Mr. Jones replied that the granite company has said they have a chemical they could recommend.

Mr. Jones stated that if they are going to spend money to repair the stairs, they would like to do something that would give them more than 20 years. Something with less joints and more composite.

Francis wondered if the concrete or granite was more preferable to the applicant. Mr. Jones replied that in terms of the number of joints, they are probably about the same. The issue is more the cost, and granite will naturally be very expensive.

No one else appeared and public hearing was closed.

ACTION:

August 16, 2001

Ripley believes the nosing treatment on the riser for the step is a good detail, regardless of what material is used. The other Commissioners all agreed.

McKee moved approval of the single cast with the nosing detail, seconded by Walker. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

Ripley does not see a problem with either color. If pre-cast is done, he would hope to see the lip done at the bottom of the riser. It will make a difference. He would prefer the granite, but the pre-cast is also acceptable.

McKee moved that the granite is the first preference of the Commission, but the pre-cast would also be acceptable, if designed as presented, seconded by Walker. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

**APPLICATION BY JEFF LEWIS FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 311 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:**

August 16, 2001

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Mr. Zimmer presented slides of the property. Jeff Lewis is the owner of the Sullivan Building. He has been making apartments in the building. He wants to install some windows in the building. There would only be three. He will not be doing windows on the upper floor as he does not believe that he should pierce the sign on the building. The building is more than 50 feet back from "Q" Street.

Ripley wondered how far east from the corner, the windows would be. Mr. Zimmer believes he is about under the "S" of the "Sullivans" sign. Ripley would rather see the windows farther west, at about the same spacing of the original windows.

McKee noted that the applicant is willing to match the existing window, not pierce the sign and make his building more economically feasible. He believes the applicant should be encouraged.

Ripley is somewhat leery about writing a blank check for such a big wall. He would like to see an elevation drawing.

ACTION:

August 16, 2001

Berggren moved approval of the concept as being appropriate, but location to be determined, seconded by Francis. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

STAFF REPORT:

listen to tape

- sign people
- beltway stuff

Next Wednesday is the second hearing on the beltway items. City Council and the County Board will be voting separately. Kathy Campbell and Bernie Heier of the County Board have declared conflicts and will not be voting.

- Helwig wondered about the old Federal building proposals. There is an interview tomorrow with the people from Omaha who proposed apartments on upper level, retail on ground level and parking below. There has also been discussion at the library board meeting that there might be proper use as a library.

There being no further business, the meeting was adjourned at 2:30 p.m.